



9 December 2024

HUD2024-005511

s 9(2)(a)

Tēnā koe s 9(2)(a)

Thank you for your email of 7 October 2024 requesting the following information under the Official Information Act 1982 (the Act):

All internal written communications, including emails and teams messages, regarding any decisions or decision-making by HUD about whether to apply for fast-track consenting under the Fast-Track Approvals Bill for any projects that HUD is involved in.

On 25 October 2024 you refined your request to:

All internal written communications, including emails and teams messages, regarding any decisions or decision-making by HUD about whether to apply for fast-track consenting under the Fast-Track Approvals Bill for any projects that HUD is involved in, limited to Tier 3 managers and above.

On 5 November 2024, the Ministry of Housing and Urban Development (the Ministry) notified you that an extension of the time to make our decision was required to allow time for consultations with other government agencies.

The Ministry has identified 14 documents within scope of your request and these are being released to you. This release is in chronological order, as far as practical. The Microsoft Teams messages/texts are in the order of the earliest message.

The attached draft of potential short list projects referred to on pages 1 and 4 is included on page 6. There were different versions of this document that were almost identical, so we have included one version, to reduce length. The briefing starting on page 14 was overtaken by a decision to establish an independent advisory group to advise on which projects to list.

Although it is outside of the scope of your request, we are currently proceeding through a proactive release of the Ministry's advice on housing projects proposed to be listed by the independent advisory group. This is currently intended to be released by the end of December, subject to confirmation.

In preparing the Ministry's response to your request, we consulted with Kāinga Ora – Homes and Communities on the information to be released. While your request was made to the Ministry, Kāinga Ora identified an additional document that we believe will be of interest to you relating to your request. Starting on page 43, this outlines why they did not nominate any projects for the independent advisory group process. While this was ultimately not considered by their internal Urban Development and Planning Committee, this is an accurate reflection of the decision making that led to this choice.

Within the documents being released, some information has been withheld under the following sections of the Act:

Section of Act	Reason to withhold
9(2)(a)	To protect the privacy of natural persons.
9(2)(f)(iv)	To maintain the constitutional conventions for the time being which protect the confidentiality of advice tendered by Ministers of the Crown and officials.
9(2)(j)	To enable a Minister of the Crown or any public service agency or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

The documents are detailed in the attached document schedule.

In terms of section 9(1) of the Act, I am satisfied that, in the circumstances, the decision to withhold information under section 9 of the Act is not outweighed by other considerations that render it desirable to make the information available in the public interest.

You have the right to seek an investigation and review of my response by the Ombudsman, in accordance with section 28(3) of the Act. The relevant details can be found on the Ombudsman's website at: www.ombudsman.parliament.nz.

As part of our ongoing commitment to openness and transparency, the Ministry proactively releases information and documents that may be of interest to the public. As such, this response, with your personal details removed, may be published on our website.

Nāku noa, nā



Fiona McCarthy
Policy Manager, Land Use and Land Markets
Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

Annex A: Document schedule

DOCUMENTS RELEASED – HUD2024-005511			
#	DATE	TITLE	SECTIONS OF THE ACT APPLIED
1	13/02/2024	Email: FTC Projects	s9(2)(a)
2	13/02/2024	Email: Fast-Track Consenting Bill	s9(2)(a)
3	13/02/2024	Teams messages: Between Pip Fox and Reed Inwood	N/A
4	February 2024	Document: DRAFT Land for Housing Projects – priority projects highlighted yellow	N/A
		Attachment: DRAFT – potential FTC short list projects – 1-Feb-2024 (002)	N/A
5	February 2024	Draft email: Updated table of listed housing projects	N/A
		Attachment: DRAFT – Kāinga Ora and Lan for Housing potential FTC short list projects – 1-Feb-2024 (002)	N/A
6	15/02/2024	Briefing: HUD2024-003706 Fast-Track Consenting and Listing Housing Projects	s9(2)(a)
7	28/02/2024	Email: RE: Fast-Track Consenting	s9(2)(a)
8	22/04/2024	Email: RE: Re FTC projects - Carrington	N/A
		Attachment: Copy of LSP extra info re FTC – Roskill – Wesley – Mangere – Tamaki – combined	s9(2)(f)(iv)
9	24/04/2024	Text messages: Between Pip Fox and Natasha Tod	N/A
10	24/04/2024	Email: RE: Draft SLT Paper on Fast-track Approvals	N/A
11	26/04/2024	Email: FW: Action required: SLT endorsement re Fast Track Approvals application	s9(2)(a)
12	29/04/2024	Email: RE: Action required: SLT endorsement re Fast Track Approvals application	s9(2)(a) s9(2)(j)
13	29/04/2024	Email: RE: Action required: SLT endorsement re Fast Track Approvals application – MIT submission	s9(2)(a) s9(2)(j)
14	30/04/2024	Email: RE: Action required: SLT endorsement re Fast Track Approvals application	s9(2)(a) s9(2)(j)
15	18/06/2024	Briefing: Update on the Fast-Track Approvals Bill	s9(2)(a)

From: [Pip Fox](#)
To: [Jo Hogg](#); [Brad Ward](#)
Subject: FTC Projects
Date: Tuesday, 13 February 2024 12:09:00 pm
Attachments: [DRAFT - potential FTC short list projects - 1-Feb-2024_\(002\).docx](#)
[image001.png](#)
[image003.png](#)
[image005.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Kia ora kōrua,

As discussed, the FTC Bill is progressing at pace and the Minister for RM Reform has sent out letters to agencies, asking us to submit listed projects. The Minister is proposing two categories of listed projects: Category A Listed Projects will be ready to consent in the next 6 months. Category B: While not ready for consent in the immediate future, will be prioritized over other projects when they are ready.

The Bill once passed will have a process to refer other projects in the future.

Attached are a list of projects – A and B.

The Minister needs the list no later than Friday 16 February. We are proposing to send the lists this Thursday.

If there are any projects on either list you do not think should be on the list, please let me know by **COP tomorrow (Wednesday 14 Feb)**.

Happy to discuss.

Ngā mihi

Pip

Pip Fox ([she/her](#))

Deputy Chief Executive

Intelligence and System Direction

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From: [Pip Fox](#)
To: [Kararaina Calcott-Cribb](#)
Subject: Fast-Track Consenting Bill
Date: Tuesday, 13 February 2024 12:30:00 pm
Attachments: [image001.png](#)
[image003.png](#)
[image005.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Kia ora Kararaina,

As discussed at SLT, we are preparing two categories of listed projects for the Fast Track Consenting Bill:

Category A are projects that are ready to consent in the next 6 months.

Category B are projects, while not ready for consent in the immediate future, will be prioritized through the Fast- Track Consenting Bill over other projects when they are ready.

Below is a project that we are proposing in **Category B** – do you have any concerns/ thoughts about including this project?

The briefing to the Minister is due on **Thursday this week**.

Bisset Rd, Kaikohe	Northland	100	<p>A partnership between Kāinga Ora and iwi partners deliver up to 100 homes on iwi land including around 40 public homes delivered by Kāinga Ora. The project will increase housing supply and generate employment opportunities and economic activity in the Kaikohe area.</p> <p>The project is a partnership between Kāinga Ora and iwi partners to deliver up to 100 homes on iwi land, including approximately 40 public homes. This project is one of two justifying \$30 million of off-site Infrastructure Acceleration Fund investment.</p> <p>The project includes a cycleway/footpath and restoration of 750m of the Manamutu stream and wetland. The development would be unable to proceed until wastewater infrastructure is upgraded (intended to be completed via IAF).</p>	<p>This project is dependent Infrastructure Acceleration Funding.</p> <p>\$30 million in Infrastructure Acceleration Fund funding is committed to fund infrastructure around this development, which will be used for flood management and significant wastewater and stormwater upgrades to improve the current network and provide for future growth.</p> <p>Kāinga Ora has been working closely with contracts in place with or commitments to iwi partners as to the potential development of homes on this land</p> <p>Engagement on the project has started and the project is in the planning feasibility stage and is supported by a business case</p>	B
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Happy to discuss.

Ngā mihi
Pip

Pip Fox (she/her)
Deputy Chief Executive Intelligence and System Direction
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Pip Fox/Reed Inwood Teams Messages

13/02 5:20 pm

Good conversation here - big issues to work through, but I am pretty happy that we are facing these issues direct

Pip Fox 13/02 5:23 pm

PF Yes, good convo. I'm sending an email to Elaine on the list projects. My view is that given the current purpose we narrow the list down. So think we use the highlighted projects for A and B.

13/02 5:24 pm

I concur - she shouldn't be surprised, so I don't think there'll be any issue

To be honest - we were more reacting to your request to look at a wider list. What we can do is focus only on the highlighted ones, and do some more work in the background to fill out the information for the longer list.

Pip Fox 13/02 5:28 pm

PF Yes I wanted to have a wider list if needed but agree with your way forward. Thanks

13/02 5:33 pm

No worries, Pip. I was comfortable either way 😊

Pip Fox 27/02 6:11 pm

PF Have you seen appendix A where our projects say info not available for how ready to go?

27/02 6:12 pm

Yes - it looks like MFE didn't include our information in the end. It was a whole thing with Laura escalating to Jo re: timeframes

Pip Fox 27/02 6:16 pm

PF i see that mangere the business case has not been signed off - should it be in A?

27/02 6:18 pm

I can't get into that level of detail off the cuff, but we are very clearly that all schedule A nominated projects are high certainty

I asked KO myself that anything put forward met this criteria. However, funding is a separate matter

Wednesday, 28 February

Talking points:

- The Fast-Track Consenting Bill is progressing at pace and the Minister Responsible for RMA Reform has sent letters out to agencies, asking us to submit listed projects.
- The Minister is proposing two categories of listed projects: Category A Listed Projects will be ready to consent in the next 6 months, Category B, while not ready for consent in the immediate future, will be prioritised over other projects when they are ready.
- I am looking for your feedback on these projects. Those 6 highlighted are the highest priority projects, although we have included a longer list should the Min. Bishop wish to list more.
- The Minister Responsible for RMA Reform has asked all agencies to send projects to his office no later than the 16 February. We will incorporate your feedback and advise the Minister for Housing on potential housing projects to list on the 15th of February.
- We have been able to complete this table for our priority projects, but other areas will need to be updated for the briefing to the Minister later this week – this information is still being collected.
- The full list would consent around 19,000 homes and priority projects could mean consenting 17,671 homes.

Back pocket questions SLT may ask:

Why have we chosen these projects:

- Our preference is that the list focuses on select, high quality Crown housing and infrastructure projects, so we can ensure that market-led housing developers can confidently use this consenting process, as referred projects, with more certainty about outcomes, information requirements and to avoid expensive, novel litigation.
- There is the potential to significantly speed up these developments and reduce costs for the Crown. The limitations the fast-track regime places on avenues for public opposition and litigation means these projects will have more certainty as compared with RMA processes.

What about private development?

- The Minister has started to receive letters from developers looking to have their projects added, and we are working up advice on these with input from the relevant place-based partnership directors.

Are we confident in these projects? What are the risks?

- Across Kāinga Ora and the Ministry for Housing and Urban Development we have 16 housing and infrastructure projects (the short list) that we are confident that these projects could meet the intent of the proposed legislation noting that detailed decisions and drafting of the purpose and eligibility criteria are still to be made.
- When we brief the Minister we will include information about engagement and any planning risks associated with each project. These are still being determined but we have not yet identified any significant concerns.

What are the priority projects?

- Within this short-list, we have identified 6 priority projects. We applied the high yield, high certainty, no showstoppers criteria – which left us with only 4 in Auckland.
- We then also identified two significant, place-based, projects to balance the list and reflect the significant benefits that come with smaller yields of homes in places with high consenting barriers and challenging development economics. Although these are lower yields they meet the other criteria.

DRAFT – NOT GOVERNMENT POLICY

DRAFT – Land for Housing projects – priority projects highlighted yellow

Project	Region	Dwellings (served/enabled)	Short description	Information on engagement, staging and delivery	Initial Assessment (Category A or Category B)
Tara Road, Papamoa	BOP	400	<p>Redevelopment of former NZTA land in Papamoa, Tauranga. This Project will be delivered by the iwi rights holders under Treaty settlement and will be a mixed market and affordable housing development.</p> <p>This project will deliver significant benefits including:</p> <ul style="list-style-type: none"> Mixed housing including market and affordable housing <p>Alleviating supply in an area of significant housing shortages, including as the location is within commuting distance of Tauranga</p>	<p>Staging will become more certain as development agreements are concluded.</p> <p>The housing will be privately funded, except for any public housing separately negotiated.</p> <p>The project is expected to be staged over 8 to 10 years.</p>	B
Laurent Road, Cambridge	Waikato	180	Mixed affordable - alleviating supply in an area of significant housing shortages.	Information on this is coming for the briefing to the Minister	B
Poplar Ave & Matai Road, Raumati South, Kapiti Coast	Wellington	170	Mixed affordable - alleviating supply in an area of significant housing shortages.	Information on this is coming for the briefing to the Minister	B
20 & 22 Raukawa Street and 410 Stokes Valley Road	Wellington	30	Treaty partnership, mixed affordable, alleviating supply in an area of significant housing shortages	Information on this is coming for the briefing to the Minister	B
MIT - Sth Campus + North Campus, Ōtara	Auckland	445	Mixed affordable, alleviating supply in an area of significant housing shortages	Information on this is coming for the briefing to the Minister	B
1 -139 Carrington Road, Mt Albert, Auckland	Auckland	4,000 (1480 already in consenting or consented)	<p>First stages of this project have been consented through COVID-19 Fast-Track Consenting Act or under the RMA. (1,480 homes already in consenting process or consented)</p> <p>The project is a mixed market, affordable and public housing development and is being delivered by Treaty partners. The next stage of consents for the former Unitec campus land in Mt Albert, Auckland will potentially include up to 2,500 further homes as well as associated subdivision, infrastructure and landscaping.</p> <p>This project involves intensification within 800m of rail corridor, a mix of market, affordable and public housing, as well as urban outcomes, with the development proximate to two town centres (Pt Chevalier and Mt Albert).</p> <p>Auckland Council Plan Change 94 has been notified for this development, and Infrastructure Acceleration Funding has been committed to Auckland Transport for the Carrington Road upgrade to enable both this project and wider intensification in this part of</p>	<p>Staging will become more certain as development agreements are concluded.</p> <p>The housing in this project will be privately funded, except for any public housing separately negotiated</p> <p>The project is a large-scale urban development led by the three Tāmaki Makaurau rūpū of Marutūāhu, Ngāti Whātua and Waiohū-Tāmaki and their project partners. It is being facilitated by the Crown via Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (HUD).</p> <p>Collective Treaty redress arrangements provide the rūpū with the development opportunity. 1,480 homes are already being consented or have consent.</p>	A

DRAFT – NOT GOVERNMENT POLICY

			Auckland city. The project also benefits from existing Crown/Council investment in the City Rail Link and the wastewater upgrades planned for the Auckland Isthmus.	The project is expected to be staged over 10 to 15 years. The large-scale infrastructure is currently being constructed, with the majority of the consenting still to conclude related to the housing.	
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DRAFT – NOT GOVERNMENT POLICY

DRAFT – Kāinga Ora projects – priority projects highlighted yellow

Project	Region	Dwellings (served/enabled)	Short description	Information on engagement, staging and delivery	Initial Assessment (Category A or Category B)
Mangere large-scale project (LSP) package	Auckland	Up to 9400 (dependent on specific component)	<p>Large-Scale Projects is a 20-year urban regeneration programme to renew neglected suburbs and speed up the delivery of new homes, including more public homes and homes for first home buyers.</p> <p>These are consents for water and roading infrastructure to support each Large-Scale Project.</p> <p>These projects will support a sizeable number of homes in locations where there is a housing need and involve partnering with developers, councils and Ministry for Education to regenerate these neighbourhoods, renew state housing and build new affordable homes.</p> <p>Infrastructure investment in Large Scale Projects means there's potential to unlock privately-owned land and land surrounding Kāinga Ora land, for another 22,000 homes. Existing residents in these locations will also benefit from the infrastructure upgrades through the increased resilience to future flooding events.</p>	<p>Note that the LSP dwelling numbers are from briefing HUD2023-002455 Cost Escalations – Decision on Re-Sequenced LSP Programme</p> <p>In March 2021, Cabinet set aside \$1.950 billion of funding from the \$3.8 billion Housing Acceleration Fund for the three Auckland Large Scale Projects, this was secured through programme business cases for each precinct. Subsequently eight out of the total of sixteen neighbourhood business cases have been endorsed (or approved as 'in flight') by joint Ministers and the Kāinga Ora Board.</p> <p>To date these three LSPs have already enabled more than 3,400 new homes. In addition significant infrastructure projects have been delivered such as Freeland Reserve in Roskill which significantly improve the liveability and resilience of these areas.</p> <p>A large number of stakeholders are involved to successfully deliver these Kainga Ora led projects. Participants include Auckland Council, Local Boards, Council Controlled Organisations, Mana Whenua, local communities, other Crown agencies, LEAD Alliance, plus builder and development partners amongst others.</p> <p>Note that the business case for Mangere hasn't been approved by Joint Ministers yet. Tamaki and Wesley West neighbour business cases were approved in Dec by previous Minister, the infrastructure list still needs to be approved by Ministers.</p>	B
Roskill LSP package	Auckland	Up to 3000			
Tamaki LSP package	Auckland	Up to 771			
66A Quaifes Road, Halswell, Christchurch 8025	Canterbury	94	<p>The project will:</p> <ul style="list-style-type: none"> • provide smaller sections which are sold at lower prices than currently offered by the housing market • provide a range of housing types and sizes • provide homes with a single garage instead of the standard two car garage. 	Information on this is coming for the briefing to the Minister	B
Warspite Avenue 35a - 51a, Porirua	Wellington	70	<p>Warspite Avenue is a significant project within the Porirua LSP area. It would have contribute to meeting housing demand in the area. The project is integrated with the wider Porirua LSP infrastructure upgrades.</p> <p>The project would deliver significant benefits for the following reasons:</p> <ul style="list-style-type: none"> • generating employment and economic activity • increasing housing supply • contributing to well-functioning urban and rural environments • promoting the protection of cultural heritage 	Information on this is coming for the briefing to the Minister	B

DRAFT – NOT GOVERNMENT POLICY

			<ul style="list-style-type: none"> strengthening resilience by managing the risk associated with natural hazards and climate change. 		
1170 - 1176 Cameron Road, Tauranga	Bay of Plenty	70	<p>Final approval for this project will be sought in March 2024. The project will contribute to meeting strong demand for public housing in Tauranga.</p> <p>The project would deliver significant benefits including:</p> <ul style="list-style-type: none"> generating employment and economic activity increasing housing supply contributing to well-functioning urban and rural environments strengthening resilience by managing the risk associated with natural hazards and climate change. 	Information on this is coming for the briefing to the Minister	B
Bisset Rd, Kaikohe	Northland	100	<p>A partnership between Kāinga Ora and iwi partners deliver up to 100 homes on iwi land including around 40 public homes delivered by Kāinga Ora. The project will increase housing supply and generate employment opportunities and economic activity in the Kaikohe area.</p> <p>The project is a partnership between Kāinga Ora and iwi partners to deliver up to 100 homes on iwi land, including approximately 40 public homes. This project is one of two justifying \$30 million of off-site Infrastructure Acceleration Fund investment.</p> <p>The project includes a cycleway/footpath and restoration of 750m of the Manamutu stream and wetland. The development would be unable to proceed until wastewater infrastructure is upgraded (intended to be completed via IAF).</p>	<p>This project is dependent Infrastructure Acceleration Funding.</p> <p>\$30 million in Infrastructure Acceleration Fund funding is committed to fund infrastructure around this development, which will be used for flood management and significant wastewater and stormwater upgrades to improve the current network and provide for future growth.</p> <p>Kāinga Ora has been working closely with contracts in place with or commitments to iwi partners as to the potential development of homes on this land</p> <p>Engagement on the project has started and the project is in the planning feasibility stage and is supported by a business case</p>	B
Waimea Rd, Boundary & York	Nelson Marlborough Tasman	42	<p>The Project will have the following benefits</p> <ul style="list-style-type: none"> generate employment and economic activity in the Nelson area increase housing supply, providing homes in a well-situated neighbourhood, with good access to schools, retail and transport. <p>Significant infrastructure upgrade work is proposed by Nelson City Council which impacts Kāinga ora properties in this area. The re-development would facilitate this process by readily enabling access to this land, once customers have been re-housed.</p>	Information on this is coming for the briefing to the Minister	B
162 Kaikorai Valley Rd, Dunedin	Otago Southland	41	<p>Proposed conversion of campground to a residential development comprising a mix of family homes and apartments.</p> <p>The proposed development is located in a popular part of Dunedin and close to amenities and public transport. There are multiple commercial and industrial businesses nearby which will provide job opportunities to the residents. Finding development ready land in Dunedin is challenging and this project would contribute to meeting demand for public housing. Solar-photovoltaic power production panels will be considered.</p>	Information on this is coming for the briefing to the Minister	B
15 - 21 Main South Road, Christchurch	Canterbury	110	In 2021, Kāinga Ora acquired the land (18,500m ²) for redevelopment. The project will have 110 homes in a mix of types and sizes. A large number of the homes will be Full	Information on this is coming for the briefing to the Minister	B

DRAFT – NOT GOVERNMENT POLICY

			<p>Universal Design units. The site is conveniently located near schools, public transport and the Riccarton town centre.</p> <p>The Project will deliver the following benefits:</p> <ul style="list-style-type: none">• generate employment and economic activity• increase housing supply• contribute to well-functioning urban environments• minimise waste – incorporating a Homestar programme and many existing structures will be repurposed by community and iwi groups.• limit net greenhouse gas emissions through the design and construction processes.		
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[greeting]

This email is to provide you with an updated table of listed housing projects that could be included in the Fast-Track Consenting Bill and why those projects could be included. I have also attached the table.

We are suggesting testing this legislation with select, high quality Crown housing and infrastructure projects, so we can ensure that market-led housing developers can confidently use this consenting process, as referred projects, with more certainty about outcomes and to avoid expensive, novel litigation. The Crown is already invested in building and facilitating the development of homes in these projects. There is the potential to significantly speed up these developments and reduce costs for the Crown. The limitations the fast-track regime places on avenues for public opposition and litigation means these projects will have more certainty as compared with RMA processes. These programmes and projects have business cases and safeguards to mitigate risks, including risks related to treaty settlements, potential significant environmental effects, land acquisition and the eligibility criteria.'

1. The short-list

Across Kāinga Ora and the Ministry for Housing and Urban Development we have 16 housing and infrastructure projects (the short list) that we are confident that these projects could meet the purpose and eligibility criteria in the Bill. This short list is attached. [link to attach: [DRAFT - Kainga Ora and Land for Housing potential FTC short list projects - 1-Feb-2024 \(002\).docx](#)]

2. Priority projects within the shortlist:

Within this short-list, we have 6 priority projects that meet the following criteria:

- Does this project deliver a significant housing yield regionally or nationally?
- Do we have high certainty that this project will be delivered?
- Are there any planning risks or other barriers related to this project?

We reached out to Fiona Coughlan and Carey Tasker to determine which projects to include. We also sought the views of Kāinga Ora and took them into account.

Projects with a high yield and high certainty excluded any projects except for 4 in Auckland, so we have also sought out two significant, place-based projects to balance the list and to reflect that, in places with high consenting barriers and challenging development economics, smaller yields of homes can deliver significant benefits. Overall, this list could mean consenting 17, 671 homes.

Next steps:

The Minister Responsible for RMA Reform has asked all agencies to submit projects to his office no later than the 16 February. We will incorporate your feedback and advise the Minister for Housing on potential housing projects to list on the 15th February.

[Signature, etc]

Project	Region	Dwellings (served/enabled)	Short description	Information on engagement, staging and delivery
Mangere large-scale project (LSP) package	Auckland	Up to 9400 (dependent on specific component)	Large-Scale Projects is a 20-year urban regeneration programme to renew neglected suburbs and speed up the delivery of new homes, including more public homes and homes for first home buyers. These are consents for water and roading infrastructure to support each Large-Scale Project.	<p>Note that the LSP dwelling numbers are from briefing HUD2023-002455 Cost Escalations – Decision on Re-Sequenced LSP Programme</p> <p>In March 2021, Cabinet set aside \$1.950 billion of funding from the \$3.8 billion Housing Acceleration Fund for the three Auckland Large Scale Projects, this was secured through programme business cases for each precinct. Subsequently eight out of the total of sixteen neighbourhood business cases have been endorsed (or approved as ‘in flight’) by joint Ministers and the Kāinga Ora Board.</p> <p>To date these three LSPs have already enabled more than 3,400 new homes. In addition significant infrastructure projects have been delivered such as Freeland Reserve in Roskill which significantly improve the liveability and resilience of these areas.</p> <p>A large number of stakeholders are involved to successfully deliver these Kainga Ora led projects. Participants include Auckland Council, Local Boards, Council Controlled Organisations, Mana Whenua, local communities, other Crown agencies, LEAD Alliance, plus builder and development partners amongst others.</p>
Wesley / Roskill LSP package	Auckland	Up to 3000	These projects will support a sizeable number of homes in locations where there is a housing need and involve partnering with developers, councils and Ministry for Education to regenerate these neighbourhoods, renew state housing and build new affordable homes.	
Tamaki LSP package	Auckland	Up to 771	<ul style="list-style-type: none"> Infrastructure investment in Large Scale Projects means there’s potential to unlock privately-owned land and land surrounding Kāinga Ora land, for another 22,000 homes. Existing residents in these locations will also benefit from the infrastructure upgrades through the increased resilience to future flooding events. 	
66A Quaifes Road, Halswell, Christchurch 8025	Canterbury	94	<p>The project will:</p> <ul style="list-style-type: none"> provide smaller sections which are sold at lower prices than currently offered by the housing market provide a range of housing types and sizes provide homes with a single garage instead of the standard two car garage. 	
Warspite Avenue 35a - 51a, Porirua	Wellington	70	<p>Warspite Avenue is a significant project within the Porirua LSP area. It would have contribute to meeting housing demand in the area. The project is integrated with the wider Porirua LSP infrastructure upgrades.</p> <p>The project would deliver significant benefits for the following reasons:</p> <ul style="list-style-type: none"> generating employment and economic activity increasing housing supply contributing to well-functioning urban and rural environments promoting the protection of cultural heritage strengthening resilience by managing the risk associated with natural hazards and climate change. 	
1170 - 1176 Cameron Road, Tauranga	Bay of Plenty	70	<p>Final approval for this project will be sought in March 2024. The project will contribute to meeting strong demand for public housing in Tauranga.</p> <p>The project would deliver significant benefits including:</p> <ul style="list-style-type: none"> generating employment and economic activity increasing housing supply contributing to well-functioning urban and rural environments strengthening resilience by managing the risk associated with natural hazards and climate change. 	

Bisset Rd, Kaikohe	Northland	100	<p>A partnership between Kāinga Ora and iwi partners deliver up to 100 homes on iwi land including around 40 public homes delivered by Kāinga Ora. The project will increase housing supply and generate employment opportunities and economic activity in the Kaikohe area.</p> <p>The project is a partnership between Kāinga Ora and iwi partners to deliver up to 100 homes on iwi land, including approximately 40 public homes. This project is one of two justifying \$30 million of off-site Infrastructure Acceleration Fund investment.</p> <p>The project includes a cycleway/footpath and restoration of 750m of the Manamutu stream and wetland. The development would be unable to proceed until wastewater infrastructure is upgraded (intended to be completed via IAF).</p>	<p>This project is dependent Infrastructure Acceleration Funding.</p> <p>\$30 million in Infrastructure Acceleration Fund funding is committed to fund infrastructure around this development, which will be used for flood management and significant wastewater and stormwater upgrades to improve the current network and provide for future growth.</p> <p>Kāinga Ora has been working closely with contracts in place with or commitments to iwi partners as to the potential development of homes on this land</p> <p>Engagement on the project has started and the project is in the planning feasibility stage and is supported by a business case</p>
Waimea Rd, Boundary & York	Nelson Marlborough Tasman	42	<p>The Project will have the following benefits</p> <ul style="list-style-type: none"> • generate employment and economic activity in the Nelson area • increase housing supply, providing homes in a well-situated neighbourhood, with good access to schools, retail and transport. <p>Significant infrastructure upgrade work is proposed by Nelson City Council which impacts Kāinga ora properties in this area. The re-development would facilitate this process by readily enabling access to this land, once customers have been re-housed.</p>	
162 Kaikorai Valley Rd, Dunedin	Otago Southland	41	<p>Proposed conversion of campground to a residential development comprising a mix of family homes and apartments.</p> <p>The proposed development is located in a popular part of Dunedin and close to amenities and public transport. There are multiple commercial and industrial businesses nearby which will provide job opportunities to the residents. Finding development ready land in Dunedin is challenging and this project would contribute to meeting demand for public housing. Solar-photovoltaic power production panels will be considered.</p>	
15 - 21 Main South Road, Christchurch	Canterbury	110	<p>In 2021, Kāinga Ora acquired the land (18,500m²) for redevelopment. The project will have 110 homes in a mix of types and sizes. A large number of the homes will be Full Universal Design units. The site is conveniently located near schools, public transport and the Riccarton town centre.</p> <p>The Project will deliver the following benefits:</p> <ul style="list-style-type: none"> • generate employment and economic activity • increase housing supply • contribute to well-functioning urban environments • minimise waste – incorporating a Homestar programme and many existing structures will be repurposed by community and iwi groups. • limit net greenhouse gas emissions through the design and construction processes. 	



Briefing

FAST-TRACK CONSENTING AND LISTING HOUSING PROJECTS			
Date	15 February 2024	Priority	Urgent
Tracking number	HUD2024-003706		

ACTION SOUGHT FROM MINISTER(S)		
Minister	Action sought	Deadline
Hon Chris Bishop Minister for Housing	Consider the projects in Annex A for submission as Listed Projects under the new Fast-Track Consenting Bill	Friday 16 February

CONTACT FOR DISCUSSION			
Name	Position	Telephone	1st contact
Laura Miller	Manager, Planning and Infrastructure	s 9(2)(a)	
Hilary Joy	General Manager, System Policy	s 9(2)(a)	✓

OTHER AGENCIES CONSULTED
Kāinga Ora–Homes and Communities, [KO]

Date returned to HUD: 19 FEBRUARY 2024
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Briefing

FAST-TRACK CONSENTING AND LISTING HOUSING PROJECTS			
Minister receiving	Hon Chris Bishop, Minister for Housing		
Date	15 February 2024	Priority	Urgent
Tracking number	HUD2024-003706		

Purpose

1. This briefing provides you with a list of six housing projects (Annex A) that could be included in the new Fast-Track Consenting Bill.
2. The Ministry for the Environment will be providing you with information about all potential listed projects for all sectors, on the 22 February.

RECOMMENDED ACTIONS	
3. It is recommended that you:	
Agree to include the six projects in Annex A for consideration by the wider Ministers group as Listed Projects under the new Fast-Track Consenting Bill.	<i>Agree/Disagree</i>

Hilary Joy
General Manager
System Policy
16 / 02 / 2024

Hon Chris Bishop
Minister for Housing
..... / /



Background

4. Cabinet (CAB-24-MIN-0008) agreed that the Fast-Track Consenting Bill:
 - a. Will contain a schedule of individual consented projects to be referred to an Expert Panel (Listed Projects); and
 - b. Listed projects should be subject to the same criteria as referred projects in the legislation.
5. As the Minister for RMA Reform, you have written to relevant Ministers inviting them to submit by 16 February, projects for possible consideration as a Listed Project under the new Fast-track Consenting Bill.
6. As Minister for Housing, you asked HUD to provide you with a list of housing projects that you could consider submitting into this process.

Suggested housing projects to include in the list

7. HUD has identified six projects (**Annex A**) that could be considered as Listed Projects. These are led by either Kāinga Ora or HUD (Land for Housing programme) and are significant housing and infrastructure projects. Annex A provides information on whether the project is category A or B, the importance of the project to Government objectives and information about engagement, staging and delivery.
8. The COVID-19 Recovery (Fast-Track Consenting) Act listed a small number of Government-led or Government-supported housing projects, two Land for Housing Programme projects, the Carrington Residential Development in Auckland and Te Pā Tāhuna in Queenstown, and a collection of Te Puni Kokiri facilitated papakāinga projects. These projects were considered by an Expert Consenting Panel.
9. We support listing a small number of Government-led or Government-supported housing projects in this Bill. These projects are well advanced, with business cases and safeguards to mitigate risks, including risks related to treaty settlements, potential significant environmental effects, land acquisition and the eligibility criteria. Therefore the projects represent an opportunity to test the approach in advance of it being more widely available, while delivering housing supply and savings to the Crown.
10. We consider that the projects in Annex A:
 - a. meet the proposed purpose and eligibility criteria for the Bill (which are still to be confirmed),
 - b. are not ineligible activities, as agreed by Ministers for inclusion in the Bill
 - c. do not impede rights related to Treaty Settlement land.
11. Initially we had a longer list of projects. We developed a criteria for housing projects to narrow this list down, the criteria are:
 - a. Does this project deliver a significant housing benefit regionally or nationally?



- b. Do we have high certainty that this project will be delivered?
 - c. Are there any planning risks or other barriers, including community opposition, to this project?
12. We have identified the following benefits from listing the six projects in Annex A:
- a. **More certainty for Crown investment:** The limitations the fast-track regime places on avenues for public opposition and litigation means these projects will have more certainty as compared with RMA processes.
 - b. **Low risks to the Crown associated with land acquisition:** these projects are on Crown or iwi-owned land with permission to develop.
 - c. **Savings for the Crown:** the expected cost of consenting similar projects with significant regional or national benefits is between \$200,000-\$250,000 and the National Monitoring System estimates the time taken for a land use and subdivision consent is between 387-721 days (between 12 - 24 months)¹. This does not include an appeal to the Environment Court, which increases the costs and time to consent a project significantly.
 - d. **These projects are well-signalled with the local communities:** Annex A describes the engagement that has happened for each of these projects, they are well-signalled and engagement has begun or will begin shortly. Local communities are aware of these projects. Some projects are in partnership with local iwi and they do not have significant planning risks associated with them.
13. Three Large Scale Project neighbourhoods have been included in Annex A, for inclusion in the Bill. We will be providing you with advice in March on the potential reset of LSPs, which may have implications for the delivery, including housing numbers, of these three LSP neighbourhoods.

You may wish to include other housing projects in the Bill or through the Select Committee process

- 14. MfE has forwarded on from your office five housing projects that private developers have asked you to include in the new fast track process. We have assessed these projects but are not recommending them at this time because there is not information available to be able to determine whether they meet the criteria set out in paragraph 11.
- 15. Our preference is to use this Bill to focus initially on a small number of high-quality Government housing and infrastructure projects that we have a detailed understanding of therefore have more certainty about the suitability and the outcomes. This approach will mean you can give interested housing developers greater certainty about the information requirements, litigation risk and outcomes, when they are ready to apply to fast-track their projects.

¹ National Monitoring System 2021/ 2022 land use and subdivision consent data



Risks

16. While there are often risks with large housing projects, the level of risk associated with these projects is low. These projects are already well advanced in completing project investigations and assessments. In addition, these projects have been well signalled with the local communities in which they are located.
17. The funding available for these projects may change and we understand that the Treasury has provided advice to the Minister of Finance on this matter. However, we consider that the fast-track consenting process, could still be useful.
18. There are risks associated with listing any project in this Bill, and you will receive further advice about these risks in advice on all of the listed projects.

Consultation

19. Kāinga Ora were consulted on this briefing and they are supportive of the projects put forward.

Next steps

20. You will receive further advice on Listed Projects from the Ministry for the Environment. This advice will focus on the full list of projects for the Bill, including the six projects listed in Annex A, and they will be looking at prioritising across different sectors. The Ministry for Housing and Urban Development is contributing to that advice.
21. If you have other projects that you would like to consider submitting, the Ministry for Housing and Urban Development can provide you with further advice on these projects.

Annexes

Annex A: Suggested housing projects to include in the list.

Annex A: Suggested housing projects to include in the Fast-Track Consenting Legislation list

Project	Who is leading	Region	Dwellings (serviced/enabled)	Why this delivers on the Government's objectives to enable more housing supply	Information on engagement, staging and delivery	Initial assessment of whether this project is Category A or B
High yield, high certainty projects						
Mangere large-scale project (LSP) package	Kāinga Ora	Auckland	Up to 9400 (dependent on specific component)	<p>Large-Scale Projects is a 20-year urban regeneration programme to renew neglected suburbs and speed up the delivery of new homes, including more public homes and homes for first home buyers.</p> <p>These are consents for water and roading infrastructure to support each Large-Scale Project.</p>	<p>Note that the Large Scale Projects dwelling numbers are from briefing HUD2023-002455 Cost Escalations – Decision on Re-Sequenced LSP Programme.</p> <p>In March 2021, Cabinet set aside \$1.950 billion of funding from the \$3.8 billion Housing Acceleration Fund for the three Auckland Large Scale Projects, this was secured through programme business cases for each precinct. Subsequently eight out of the total of sixteen neighbourhood business cases have been endorsed (or approved as 'in flight') by joint Ministers and the Kāinga Ora Board.</p> <p>To date these three LSPs have already enabled more than 3,400 new homes. In addition significant infrastructure projects have been delivered such as Freeland Reserve in Roskill which significantly improve the liveability and resilience of these areas.</p> <p>A large number of stakeholders are involved to successfully deliver these Kainga Ora led projects. Participants include Auckland Council, Local Boards, Council Controlled Organisations, Mana Whenua, local communities, other Crown agencies, LEAD Alliance, plus builder and development partners amongst others.</p>	Category A
Wesley / Roskill LSP package	Kāinga Ora	Auckland	Up to 3000	<p>These projects will support a sizeable number of homes in locations where there is a housing need and involve partnering with developers, councils and Ministry for Education to regenerate these neighbourhoods, renew state housing and build new public, affordable and market homes.</p>		
Tamaki LSP package	Kāinga Ora	Auckland	Up to 771	<p>Infrastructure investment in Large Scale Projects means there's potential to unlock adjacent privately-owned land , for another 22,000 homes. Existing residents in these locations will also benefit from the infrastructure upgrades through the increased resilience to future flooding events.</p> <p>HUD will be providing the Minister of Housing advice in March on the potential reset of the LSP programme, which may have implications for KO delivery, including housing numbers, of these LSP neighbourhoods. Regardless, any consented infrastructure may still benefit private developers <i>[Note this information is sensitive and we have not yet consulted with Kainga Ora]</i></p>		
1 -139 Carrington Road, Mt Albert, Auckland	Land for Housing	Auckland	4,000	<p>First stages of this project have been consented through COVID-19 Fast-Track Consenting Act or under the RMA. (1,480 homes already in consenting process or consented)</p> <p>The project is a mixed market, affordable and public housing development and is being delivered by Treaty partners. The next stage of consents for the former Unitec campus land in Mt Albert, Auckland will potentially include up to 2,500 further homes as well as associated subdivision, infrastructure and landscaping.</p> <p>This projects involves intensification within 800m of rail corridor, a mix of market, affordable and public housing, as well as urban outcomes, with the development proximate to two town centres (Pt Chevalier and Mt Albert).</p>	<p>Staging will become more certain as development agreements are concluded.</p> <p>The housing in this projects will be privately funded, except for any public housing separately negotiated</p> <p>The project is a large-scale urban development led by the three Tāmaki Makaurau rūpū of Marutūāhu, Ngāti Whātua and Waiohūa-Tāmaki and their project partners. It is being facilitated by the Crown via Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (HUD).</p> <p>Collective Treaty redress arrangements provide the rūpū with the development opportunity. 1,480 homes are already being consented or have consent.</p>	Category A

				Auckland Council Plan Change 94 has been notified for this development, and Infrastructure Acceleration Funding has been committed to Auckland Transport for the Carrington Road upgrade to enable both this project and wider intensification in this part of Auckland city. The project also benefits from existing Crown/Council investment in the City Rail Link and the wastewater upgrades planned for the Auckland Isthmus.	The project is expected to be staged over 10 to 15 years. The large-scale infrastructure is currently being constructed, with the majority of the consenting still to conclude related to the housing.	
Significant place-based projects						
Tara Road, Papamoa	Land for Housing	Bay of Plenty	400	<p>Redevelopment of former NZTA land in Papamoa, Tauranga. This Project will be delivered by the iwi rights holders under Treaty settlement and will be a mixed market and affordable housing development.</p> <p>This project will deliver significant benefits including:</p> <ul style="list-style-type: none"> Mixed housing including market and affordable housing Assisting supply in an area of significant housing shortages, including as the location is within commuting distance of Tauranga 	<p>Staging will become more certain as development agreements are concluded.</p> <p>The housing will be privately funded, except for any public housing separately negotiated.</p> <p>The project is expected to be staged over 8 to 10 years.</p>	Category B
Bisset Rd, Kaikohe	Kāinga Ora	Northland	100	<p>A partnership between Kāinga Ora and iwi partners deliver up to 100 homes on iwi land including around 40 public homes delivered by Kāinga Ora. The project will increase housing supply and generate employment opportunities and economic activity in the Kaikohe area.</p> <p>The project is a partnership between Kāinga Ora and iwi partners to deliver up to 100 homes on iwi land, including approximately 40 public homes. This project is one of two justifying \$30 million of off-site Infrastructure Acceleration Fund investment.</p> <p>The project includes a cycleway/footpath and restoration of 750m of the Manamutu stream and wetland. The development would be unable to proceed until wastewater infrastructure is upgraded (intended to be completed via IAF).</p>	<p>This project is dependent Infrastructure Acceleration Funding.</p> <p>\$30 million in Infrastructure Acceleration Fund funding is committed to fund infrastructure around this development, which will be used for flood management and significant wastewater and stormwater upgrades to improve the current network and provide for future growth.</p> <p>Kāinga Ora has been working closely with contracts in place with or commitments to iwi partners as to the potential development of homes on this land</p> <p>Engagement on the project has started and the project is in the planning feasibility stage and is supported by a business case</p>	Category B
Overall number of homes consented			17, 671			

Kevin Eames

From: Pip Fox
Sent: Wednesday, 28 February 2024 12:04 pm
To: Carey Tasker
Cc: Reed Inwood; Elaine Gyde
Subject: RE: Fast-Track Consenting

Thanks Carey,

Appreciate your advice.

Ngā mihi
Pip

[IN-CONFIDENCE]

From: Carey Tasker <Carey.Tasker@hud.govt.nz>
Sent: Wednesday, February 28, 2024 11:40 AM
To: Pip Fox <Pip.Fox@hud.govt.nz>
Cc: Reed Inwood <Reed.Inwood@hud.govt.nz>; Elaine Gyde <Elaine.Gyde@hud.govt.nz>
Subject: RE: Fast-Track Consenting

The Wesley and Tamaki business case have been signed off.

Carey Tasker ([he/him](#))

Manager, Investment Monitoring | Crown Entity Monitoring
Organisational Performance

Carey.Tasker@hud.govt.nz | Phone: +64 9 953 6425 | Mobile: s 9(2)(a)
www.hud.govt.nz | APO, Lvl 7, 45 Queen Street, Auckland

[IN-CONFIDENCE]

From: Pip Fox <Pip.Fox@hud.govt.nz>
Sent: Wednesday, February 28, 2024 10:56 AM
To: Carey Tasker <Carey.Tasker@hud.govt.nz>
Cc: Reed Inwood <Reed.Inwood@hud.govt.nz>; Elaine Gyde <Elaine.Gyde@hud.govt.nz>
Subject: RE: Fast-Track Consenting

Thanks – are there any other projects on the list:
Wesley, Tamaki or Carrington that have not had their business cases signed off by joint Ministers?

Ngā mihi
Pip

[IN-CONFIDENCE]

From: Carey Tasker <Carey.Tasker@hud.govt.nz>
Sent: Wednesday, February 28, 2024 10:53 AM
To: Pip Fox <Pip.Fox@hud.govt.nz>
Cc: Reed Inwood <Reed.Inwood@hud.govt.nz>; Elaine Gyde <Elaine.Gyde@hud.govt.nz>
Subject: RE: Fast-Track Consenting

Yes, there are three business cases within the Mangere LSP which still need to be approved by joint ministers.

Carey Tasker ([he/him](#))

Manager, Investment Monitoring | Crown Entity Monitoring
Organisational Performance

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[IN-CONFIDENCE]

From: Pip Fox <Pip.Fox@hud.govt.nz>
Sent: Wednesday, February 28, 2024 10:29 AM
To: Carey Tasker <Carey.Tasker@hud.govt.nz>
Cc: Reed Inwood <Reed.Inwood@hud.govt.nz>; Elaine Gyde <Elaine.Gyde@hud.govt.nz>
Subject: Fast-Track Consenting

Kia ora Carey,

Thanks for all your advice on projects that we are proposing in the Fast track process. I had a query about the Mangere LSP. In one of the spreadsheets containing info, it says that the business case for Mangere hasn't been approved yet by joint Ministers- is this info relevant for the Mangere project that we have included in the list?

Ngā mihi
Pip



He kāinga ora, he hāpori ora - our purpose is thriving communities where everyone has a place to call home.

[IN-CONFIDENCE]

From: [Hilary Joy](#)
To: [Natasha Tod](#)
Cc: [Pip Fox](#)
Subject: RE: Re FTC projects - Carrington
Date: Monday, 22 April 2024 1:55:57 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Thanks Natasha. I talked to Pip earlier and we've agreed that a note will go to SLT for next Tuesday seeking agreement to include Carrington mix for the FTC projects in the Bill. Are you Ok reviewing a draft of the note? Thanks

[IN-CONFIDENCE]

From: Natasha Tod <Natasha.Tod@hud.govt.nz>
Sent: Monday, April 22, 2024 1:45 PM
To: Hilary Joy <Hilary.Joy@hud.govt.nz>
Cc: Pip Fox <Pip.Fox@hud.govt.nz>
Subject: RE: Re FTC projects - Carrington

Hi Hilary, thanks for that.

No, I didn't hear from Hayley but I can follow up with her in the next day or so, when they may have a bit more certainty about lodging FTC applications for LSPs.

[IN-CONFIDENCE]

From: Hilary Joy <Hilary.Joy@hud.govt.nz>
Sent: Monday, April 22, 2024 11:00 AM
To: Natasha Tod <Natasha.Tod@hud.govt.nz>
Cc: Pip Fox <Pip.Fox@hud.govt.nz>
Subject: RE: Re FTC projects - Carrington

Hi Natasha

Thanks very much for this – very helpful. FYI I've received the attached email to Fiona Coghlan asking for information on Carrington to help KO with their application should they go ahead. Did you talk to Hayley last week?

Ngā mihi

Hilary

[IN-CONFIDENCE]

From: Natasha Tod <Natasha.Tod@hud.govt.nz>
Sent: Thursday, April 18, 2024 10:21 AM
To: Hilary Joy <Hilary.Joy@hud.govt.nz>
Cc: Pip Fox <Pip.Fox@hud.govt.nz>
Subject: Re FTC projects - Carrington

Hi Hilary

The summary table in the doc below now has Carrington info added.

- Hannah has work underway to scope up readiness for submission of FTC applications. There may be implications for the relationship with the Ropu to navigate if the decision is made at a very late stage to not put Carrington forward, given how integral the Ropu are to the project. Hannah mentioned the SLT meeting to discuss Carrington and FTC is very

close to 3 May deadline.

Housing projects are clearly contemplated as being within scope of the criteria in legislation ([sec 17\(3\)\(c\)](#)), and the scale and significance of the Carrington development is at the larger end of such developments. On this basis it's not out of step with the legislation for an application to be submitted.

When we spoke briefly earlier this week I mentioned suitability of projects for either Part A or Part B listing in Schedule 2. However MfE info indicates this is something the Expert Panel will turn their minds to – ie if a project is not considered suitable for Part A, it could still be suitable for Part 2. So a decision on this may not be needed for the purpose of an application being made. I gather KO's approach will be to provide as much info as possible in their submitted applications for the Expert Panel.

Both KO and Carrington teams have some technical legislative questions they are navigating through. These may be material to what is included within scope of applications submitted. Reed is across these questions and has posed some questions to MfE, but it's not known if we'll have answers back in the timeframes (ie before 3 May).

- One of the live questions is about whether the scope of applications should be (a) those parts which 'consent-ready' or ready for development in the near term, or (b) full scope of projects over full 10-15 year lifespan. Both KO and Carrington teams seem to be leaning towards the latter being preferable in terms of impact and significance. It is noted that under both HASHA and Covid fast track legislation there were some broad projects consented, so while this is different legislation they are looking to these prior regimes for a steer in the absence of other clarity. This seems sensible to me.

Let me know if you have any questions arising from this you want to discuss.

Natasha

[IN-CONFIDENCE]

From: Hilary Joy <Hilary.Joy@hud.govt.nz>

Sent: Tuesday, April 16, 2024 11:13 AM

To: Natasha Tod <Natasha.Tod@hud.govt.nz>

Subject: RE: Natasha Tod shared "Copy of LSP extra info re FTC - Roskill - Wesley - Mangere - Tamaki - combined" with you

I meant to add – will you also have a closer look at Carrington? It'd be good to have a more independent view if you have the time.

[IN-CONFIDENCE]

From: Natasha Tod <Natasha.Tod@hud.govt.nz>

Sent: Tuesday, April 16, 2024 9:25 AM

To: Hilary Joy <Hilary.Joy@hud.govt.nz>

Subject: Natasha Tod shared "Copy of LSP extra info re FTC - Roskill - Wesley - Mangere - Tamaki - combined" with you



Natasha Tod invited you to edit a file

Hi Hilary, here is the info I mentioned this morning. Start at the 3rd tab - this provides summary info. The first tab has more project specific info from KO, which I've rolled up into the summary tab.



[Copy of LSP extra info re FTC - Roskill - Wesley - Mangere - Tamaki - combined](#)



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Project	Scale/outcomes	Possible scope for fast track consenting	Who would deliver the FTC projects	Location	Project stage and anticipated timeframe for consenting, commencement and completion	What has already been funded and delivered.	Significance - regional and national	Eligibility criteria
	<i>What are LSPs? LSPs create build-ready land for housing development (for either Kainga Ora public housing programme or private developers). LSPs are brownfield developments. They aim to increase delivery and density of homes (mix of public, market and affordable) by leveraging Kainga Ora land holdings and investing in enabling infrastructure to significantly increase density. In March 2021, Cabinet set aside \$1.950 billion of funding from the \$3.8 billion Housing Acceleration Fund for the five Auckland Large Scale Projects. This was secured through programme business cases for each precinct. Subsequently 10 out of 13 neighbourhood business cases have been endorsed (or approved) by joint Ministers and the Kāinga Ora Board.</i>	<i>NB - this spreadsheet aims to bring together collective information about the possible scope of what requires consent. No decisions on what would be suitable for FTC process.</i>				<i>To date these three LSPs have already enabled more than 3,400 new homes.</i>	<i>Have not seen a full assessment against sec 17 criteria - tbc</i>	Fast-track Approvals Bill 31-1 (2024) Governm ent Bill 17 Eligibility criteria
Mangere Large Scale Project	This Large-Scale Project is a 20-year urban regeneration programme to renew neglected suburbs and speed up the delivery of new homes, including more public homes and homes for first home buyers. These projects will support a sizeable number of homes in locations where there is a housing need and involve partnering with developers, councils and Ministry for Education to regenerate these neighbourhoods, renew state housing and build new public, affordable and market homes.	Requires 30+ resource consents including for neighbourhood infrastructure upgrades, and stormwater resilience projects in both the Te Ararata and Harania catchments (culvert upgrades, streamworks and stormwater attenuation projects). Also intersection upgrades along Massey Road and bus prioritisation. Includes some 'global consents'.	Various - combination of Kāinga Ora, Auckland Council (Healthy Waters) and Auckland Transport	Mangere, specifically Te Ararata, Mangere East and Otaki o te Wai neighbourhoods.	various - include projects commencing Q3 2024 and completion by Dec 2031 (contingent on funding). See sheet 1 for details.	Public (to be delivered) 1977; (delivered) 293 Market/Affordable (to be delivered) 2355; (delivered) 367 Neighbourhood business case status: Te Ararata A and Mangere East - approved. Te Ararata B and Otaki o te Wai - awaiting approval. [Mayoree/Nicole - these numbers were taken from what was added to the ANnexA tab - but seem to be different from the 9400 - which is correct to use for Pip?. Same question also for the Tamaki and Wesley numbers below] [Pip/Hilary - this issue with numbers hasnt yet been resolved]	Up to 9400 dwellings enabled with infrastructure completed under the full Mangere LSP programme.	
Tāmaki Large Scale Project	[needs para to be added here.]	Requires 33+ resource consents including for development of superlots and infrastructure?? [Mayoree/Nicole: is this right? Needs more specific details - none in sheet 1 table]	?	Point England, Panmure North, and Glenn Innes NW		Public (to be delivered) 1474; (delivered) 310 Market/Affordable (to be delivered) 1251; (delivered) 718		
Roskill Large Scale Project (Wesley West area - stages 1 and 2)	Wesley West spans over 21ha of land, delivering in total 3,000 homes over the next 10 years across 7 stages of development. 1,200 social homes, 900 market homes through 5 to 10 story buildings, 95% of the Neighbourhood is to be apartments. The Neighbourhood Business Case approved Stage 1 and 2, comprising 678 homes over 4 years of development. This includes significant Wastewater upgrades, Stormwater treatment, Water reticulation and a significant traffic project to support expansion of a Village Centre.	Requires 4+ resource consents for the Wesley West area stages 1 and 2, including the following: Underwood reserve extension and stormwater quality device; Stoddard Road upgrade and 2 intersection upgrades [Mayoree/Nicole: the notes from KO stated this project requires Ministers approval - what aspect is this approval for], as well as neighbourhood civil works. significant Wastewater upgrades, Stormwater treatment projects, Water reticulation and a significant traffic project.	Various - Kāinga Ora, Auckland Transport, Auckland Council (Healthy Waters and Parks)	Wesley West, Mt Roskill	various - includes projects commencing Q2 2024 and overall completion of projects by Dec 2034 (contingent on funding). See sheet 1 for details.	Public (to be delivered) 1304; (delivered) 603 Market/Affordable (to be delivered) 2248; (delivered)1098 Neighbourhood business case status: Wesley West stages 1 and 2 - approved. [Mayoree/Nicole - these numbers from the Annex A tab - dont match with thenumbers in the KO info - which is correct to use for?. NB numbers still unresolved.	Up to 3000 homes over the next 10 years enabled with infrastructure completed under the full Roskill LSP programme.	
Roskill Large Scale Project (Wesley West area - stages 3-7) unfunded	Kainga Ora will be seeking funding for stages 3 to 7 of Wesley West within the next couple of years. That will comprise 850 Social homes and over 1400 market and affordable homes. With the density uplift local services are required to support, a new Town Centre is proposed on Sandringham Road, which will feature buildings upto 10 storeys with active ground flood uses.	Requires 11+ resource consents for the Wesley West area stages 1 and 2, including the following: neighbourhood civil works, stormwater treatment device at Oakley creek, and stormwater reserve and parks at Parkinson Ave and Potter Ave. Sandringham road upgrade, O'Donell/Sandringham intersection upgrade. Also plan change for Sandringham Road Town centre (upzoning from THAB). Includes strategic land acquisitions required.	tbc	Wesley West, Mt Roskill		Neighbourhood business case status: Wesley West stages 3-7 -awaiting approval.	Up to 3000 homes over the next 10 years enabled with infrastructure completed under the full Roskill LSP programme.	
Carrington Residential Development	Carrington is a scale residential development on 39.7 hectares of land held by the Crown for State housing purposes in Mt Albert that is to be developed in partnership with Auckland Ropu under post-settlement Treaty obligations that are administered by the Ministry of Housing and Urban Development. It will deliver ~ 4,000 to 4,500 homes over 10 – 15+ years, in a mix of typologies. The land is held under a single planning framework, the Wairaka Precinct, within the Auckland Unitary Plan.	Key focus for fast track consenting will be balance of residential consents required, of ~ 2,500 to 3000 homes, along with the necessary infrastructure to connect future superlots / lots into the project "backbone" which is currently under construction, including local roads, laneways and cycling connections, park upgrades and associated three waters and utilities	Ngāti Whātua Rōpū Limited Partnership, Marutūāhu Rōpū Limited Partnership, Waiohua Tāmaki Alliance Limited Partnership, as under the previous fast-track regime	Mt Albert, Auckland	Project has multiple stages, consenting will continue over the project lifetime, i.e. 10 - 15+ years, but infrastructure and first 1,480 residential consents have been granted. Consents are currently in preparation for additional residential development.	Funding for future housing delivery, under the Land for Housing Programme model, will almost entirely be found by the Ropu/ private sector. Shovel-ready funding has supported the delivery (in train) of the backbone infrastructure for the Project. s 9(2)(f)(iv)	Project is Auckland's largest single contiguous development on the central isthmus. It is of a similar scale to Hobsonville Point.	

*NOTE: INFO IN THIS TABLE IS DRAFT INFO AS AT MID APRIL - SUMMARISED FOR DISCUSSION PURPOSES ONLY

Project	Who is leading	Region	Dwellings (serviced/enabled)	Why this delivers on the Government's objectives to enable more housing supply	Information on engagement, staging and delivery	Initial assessment of whether this project is Category A or B
High yield, high certainty projects						
Large Scale Projects background						
Mangere large-scale project (LSP) package	Kāinga Ora	Auckland	Up to 9400 (dependent on specific component) This includes enablement on private land as well.	<p>Large-Scale Projects is a 20-year urban regeneration programme to renew neglected suburbs and speed up the delivery of new homes, including more public homes and homes for first home buyers.</p> <p>These are consents for water and roading infrastructure to support each Large-Scale Project. [can we be more specific about the scope of what would be covered under these consents, nature of projects/works for FTC? Eg Is it just for areas which have funding approved via NBC or wider?] This sort of info will be necessary to consider whether info sufficiency criteria can be met.</p> <p>Public (to be delivered) 1977 (delivered) 293</p> <p>Market/Affordable (to be delivered) 2355 (delivered) 367</p> <p>These projects will support a sizeable number of homes in locations where there is a housing need and involve partnering with developers, councils and Ministry for Education to regenerate these neighbourhoods, renew state housing and build new public, affordable and market homes. [More specifics about number of homes in each area, and clarify MoE role?]</p>	<p>Note that the Large Scale Projects dwelling numbers are from briefing HUD2023-002455 Cost Escalations – Decision on Re-Sequenced LSP Programme.</p> <p>In March 2021, Cabinet set aside \$1.950 billion of funding from the \$3.8 billion Housing Acceleration Fund for the three Auckland Large Scale Projects, this was secured through programme business cases for each precinct. Subsequently eight out of the total of sixteen neighbourhood business cases have been endorsed (or approved as 'in flight') by joint Ministers and the Kāinga Ora Board. [What does this mean for scope of FTC? And what has/hasnt been endorsed]</p> <p>To date these three LSPs have already enabled more than 3,400 new homes. In addition significant infrastructure projects have been delivered such as Freeland Reserve in Roskill which significantly improve the liveability and resilience of these areas. [can info be split into each LSP (eg already delivered and enabled, and what FTC would unlock) rather than rolling numbers up] Need more info on staging and proposed timeframes of works proposed to be within scope]</p>	Category A
Wesley / Roskill LSP package	Kāinga Ora	Auckland	Up to 3000	<p>Infrastructure investment in Large Scale Projects means there's potential to unlock adjacent privately-owned land , for another 22,000 homes. [how direct is this benefit, what else is it contingent on?] Existing residents in these locations will also benefit from the infrastructure upgrades through the increased resilience to future flooding events. [can we be more specific about the scope of what would be covered under these consents, nature of projects/works for FTC?</p> <p>Public (to be delivered) 1304 (delivered) 603</p> <p>Market/Affordable (to be delivered) 2248 (delivered)1098</p>	<p>A large number of stakeholders are involved to successfully deliver these Kainga Ora led projects. Participants include Auckland Council, Local Boards, Council Controlled Organisations, Mana Whenua, local communities, other Crown agencies, LEAD Alliance, plus builder and development partners amongst others.</p>	
Tamaki LSP package	Kāinga Ora	Auckland	Up to 771	<p>[can we be more specific about the scope of what would be covered under these consents, nature of projects/works for FTC?</p> <p>Public (to be delivered) 1474 (delivered) 310</p> <p>Market/Affordable (to be delivered) 1251 (delivered) 718</p>		
1 -139 Carrington Road, Mt Albert, Auckland	Land for Housing	Auckland	4,000	<p>First stages of this project have been consented through COV D-19 Fast-Track Consenting Act or under the RMA. (1,480 homes already in consenting process or consented)</p> <p>The project is a mixed market, affordable and public housing development and is being delivered by Treaty partners. The next stage of consents for the former Unitec campus land in Mt Albert, Auckland will potentially include up to 2,500 further homes as well as associated subdivision, infrastructure and landscaping.</p> <p>This projects involves intensification within 800m of rail corridor, a mix of market, affordable and public housing, as well as urban outcomes, with the development proximate to two town centres (Pt Chevalier and Mt Albert).</p> <p>Auckland Council Plan Change 94 has been notified for this development, and Infrastructure Acceleration Funding has been committed to Auckland Transport for the Carrington Road upgrade to enable both this project and wider intensification in this part of Auckland city. The project also benefits from existing Crown/Council investment in the City Rail Link and the wastewater upgrades planned for the Auckland Isthmus.</p>	<p>Staging will become more certain as development agreements are concluded.</p> <p>The housing in this projects will be privately funded, except for any public housing separately negotiated</p> <p>The project is a large-scale urban development led by the three Tāmaki Makaurau rūpū of Marutūāhu, Ngāti Whātua and Waiohūa-Tāmaki and their project partners. It is being facilitated by the Crown via Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (HUD).</p> <p>Collective Treaty redress arrangements provide the rūpū with the development opportunity. 1,480 homes are already being consented or have consent.</p> <p>The project is expected to be staged over 10 to 15 years. The large-scale infrastructure is currently being constructed, with the majority of the consenting still to conclude related to the housing.</p>	

How do these projects fit criteria.

significance and benefits (incl infrastructure or increase supply of

consistency with purpose of FTC act

info sufficiency to inform referral decision

	LSP (Large Scale Project)	Neighbourhood	Project title	# of Resource Consents	Person/entity undertaking project	Project description <i>Scope of what's involved. Needs to be clear enough so its known purpose and intent of proeject and what is in/out of project scope for FTC purposes (eg mix of infra delivery and housing delivery).</i>	Location <i>eg is this whole site or just specific neighbourhoods?</i>	Significance (regional and national)	Legislation/scope of consenting <i>Is it clear for regulators what is sought to be within scope of FTC</i>	How ready to go?	Project stage (Whats already complete)	Nominal Time Period for First Consent to be lodged	When the project could commence, completion timeframe				Additional comments <i>eg is funding approved. Is it dependent on any co-funding? Any other dependencies, private investment etc.</i>
													Design start	Consenting	Construction start	Complete	
James, Kris, Marisol	Mangere LSP	Te Ararata A	Te Ararata A - Stage 3 & 4	Approx. 5x	Kainga Ora	Neighbourhood Infrastructure Upgrades.	Te Ararata A neighbourhood			Feasibility	Global Resource Consent Granted. A number of localised infrastructure consents will be submitted as Neighbourhood develops; New Roads, SW outlets etc.	Q1 2026	Mar-25	Mar-26	Oct-27	Jun-30	Neighbourhood Business Case Approved
	Mangere LSP	Te Ararata A	Te Ararata Creek blue green network catchment solution	> 3x	Healty Waters / Kāinga Ora	Multiple projects required for Te Ararata Catchment stormwater resilience. Concept and timings to be confirmed e.g. removal of Walmseley culvert, straightening of stream downstream of Walmseley, use of Moyle Park for attenuation. Te Ararata A development of stages 3 and 4 are dependent on this solution.	Te Ararata Creek / Walmseley culvert / Moyle Park			Feasibility	Optioneering Assessment by Healty Waters	Q1 2026	Mar-25	Mar-26	Oct-27	Jun-30	Dependant on Healty Waters Investment Case approved by Q3 2024 - Making Space for Water
	Mangere LSP	Mmangere East	Mangere East Global RC and Infrastructure Consents	5-10x	Kainga Ora	Neighbourhood infrastructure Upgrades.	Mangere East			Preliminary Design	Global Resource Consent Granted. A number of localised infrastructure consents will be submitted as Neighbourhood develops; New Roads, SW outlets etc.	Q3 2025	Jan-25	Jun-25	Oct-25	Dec-31	Neighbourhood Business Case Approved
	Mangere LSP	Mmangere East	Harania catchment solution	> 3x	Healty Waters / Kāinga Ora	Multiple projects required for Harania Catchment stormwater resilience. Concept and timings to be confirmed e.g. Tennessee culvert upgrade under the eastern interceptor, pipe upgrades. Mangere East development of stages 2 and 3 are dependent on this solution.	Mangere East			Feasibility	Herania Catchment Study completed	Q1 2026	Mar-25	Mar-26	Oct-27	Jun-30	Dependant on Healty Waters Investment Case approved by Q3 2024 - Making Space for Water
	Mangere LSP	Mmangere East	Massey Road upgrades	> 3x	Auckland Transport / Kainga Ora	Intersection Upgrades along Massey Road and Bus prioritisation	Mangere East			Feasibility	Integrated Transport Assessment completed	Q1 2026	Oct-25	Mar-26	Aug-26	Aug-28	Infrastructure Business Case
	Mangere LSP	Te Ararata B	Te Ararata B	5-10x	Kainga Ora	Global Resource Consent and Neighbourhood Infrastructure Upgrades.	Te Ararata B			Preliminary Design	Global Resource Consent REQUIRED. A number of localised infrastructure consents will be submitted as Neighbourhood develops; New Roads, SW outlets etc.	Q3 2024	Mar-24	Jun-24	Oct-26	Jan-30	Subject to Ministerial approval of Neighbourhood Business Case
	Mangere LSP	Otaki o te Wai	Otaki o te Wai	5-10x	Kainga Ora	Global Resource Consent and Neighbourhood Infrastructure Upgrades.	Otaki o te Wai			Preliminary Design	Global Resource Consent REQUIRED. A number of localised infrastructure consents will be submitted as Neighbourhood develops; New Roads, SW outlets etc.	Q3 2024	Mar-24	Aug-24	Aug-26	Jan-30	Subject to Ministerial approval of Neighbourhood Business Case
Adam, Kris, Priscilla	Mangere LSP				Kainga Ora	LSPs are brownfield developments. They aim to increase delivery and density of homes (mix of public, market and affordable) by leveraging Kainga Ora land holdings and investing in enabling infrastructure to significantly increase density. LSPs create build-ready land for housing development (for either Kainga Ora public housing programme or private developers).	HAF funding appropriations is for the neighbourhood. However, these LSPs are staged/phased out over 20 years and so development occurs in stages.										
	Tamaki LSP	Point England Panmure North	Stage 2 Superlots	5	Kāinga Ora		Point England Panmure North			Design & fesability		Q1 2025					
	Tamaki LSP	Point England Panmure North	Stage 3 Superlots	8	Kāinga Ora		Point England Panmure North			Design & fesability		Q2 2025					
	Tamaki LSP	Point England Panmure North	Stage 2 Infrasructure	1	Kāinga Ora		Point England Panmure North			Design & fesability		Q2 2025					
	Tamaki LSP	Glenn Innes NW	Stage 2 Superlots	5	Kāinga Ora		Glenn Innes NW			Design & fesability		Q1 2025					
	Tamaki LSP	Glenn Innes NW	Stage 3 Superlots	13	Kāinga Ora		Glenn Innes NW			Design & fesability		Q1 2025					
	Tamaki LSP	Glenn Innes NW	Stage 2 Infrasructure	1	Kāinga Ora		Glenn Innes NW			Design & fesability		Q1 2025					
	Tamaki LSP				Kainga Ora	LSPs are brownfield developments. They aim to increase delivery and density of homes (mix of public, market and affordable) by leveraging Kainga Ora land holdings and investing in enabling infrastructure to significantly increase density. LSPs create build-ready land for housing development (for either Kainga Ora public housing programme or private developers).											The delivery of this LSP aligns to the Tamiki Regeneration Company budget bid to deliver
	Roskill/Wesley LSP	Wesley West	Wesley West Stage 1 & 2		Kainga Ora	Wesley West spans over 21ha of land, delivering in total 3,000 homes over the next 10 years across 7 stages of development. 1,200 social homes, 900 affordable, 900 market homes through 5 to 10 story buildings, 95% of the Neighbourhood is to be apartments. The Neighbourhood Business Case approved Stage 1 and 2, comprising 678 homes over 4 years of development. This includes significant Wastewater upgrades, Stormwater treatment, Water reticulation and a significant traffic project to support expansion of a Village Centre.											

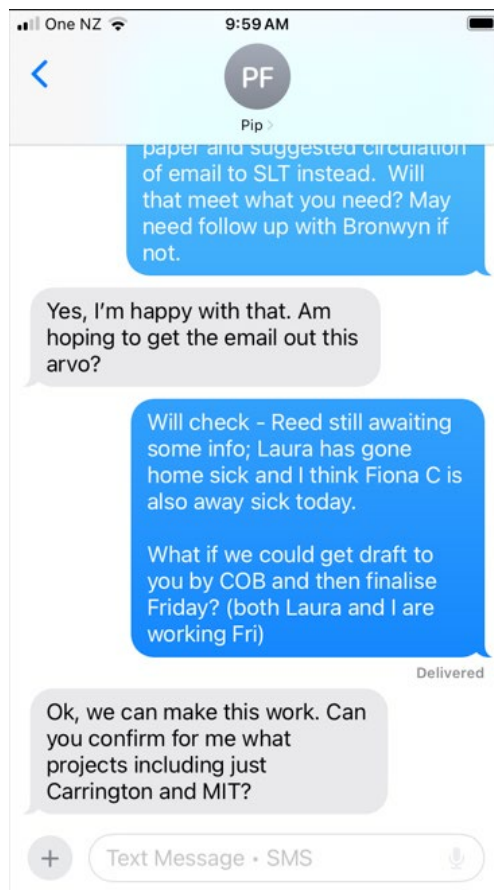
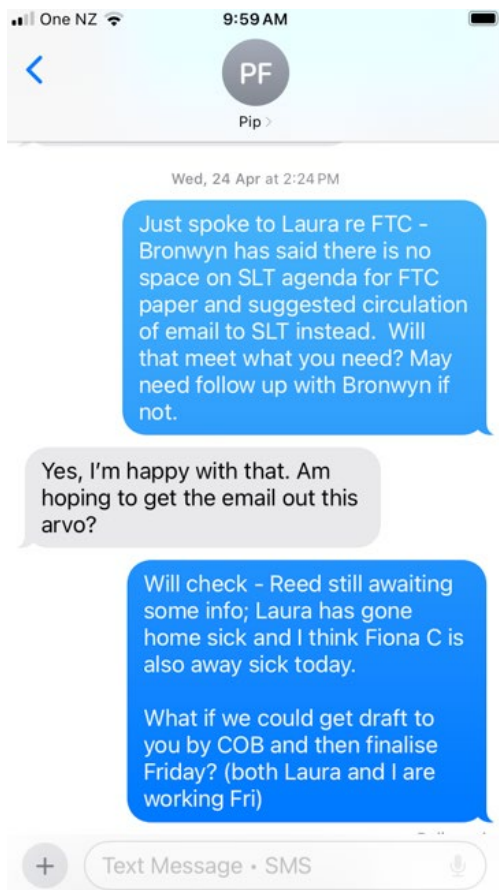
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Global Consent (Land remediation)

new Roads
SW infrastructure
Infrastructure

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From: [Reed Inwood](#)
To: [Laura Miller](#); [Natasha Tod](#)
Subject: RE: Draft SLT Paper on Fast-track Approvals
Date: Wednesday, 24 April 2024 3:32:00 pm
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)
[image017.png](#)
[image001.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)
[image015.png](#)
[image016.png](#)
[image021.png](#)
[image022.png](#)

Yep – we have a plan. If I can throw her under the bus, looks like Natasha is going to be driving this work towards an email for Pip on Friday.

We had a quick convo with Pip and she is not interested in lots of detail, just an endorsement from SLT (in some form) on what to put forward.

Reed Inwood ([he/him](#))

Principal Policy Advisor | Planning and Infrastructure
Intelligence and Systems Direction
reed.inwood@hud.govt.nz | 04 832 2478
www.hud.govt.nz | 7 Waterloo Quay, Pipitea, Wellington 6011

[IN-CONFIDENCE]

From: Laura Miller <Laura.Miller@hud.govt.nz>
Sent: Wednesday, April 24, 2024 3:11 PM
To: Reed Inwood <Reed.Inwood@hud.govt.nz>; Natasha Tod <Natasha.Tod@hud.govt.nz>
Subject: RE: Draft SLT Paper on Fast-track Approvals

I'm online at home now so can help. I've got a cyclone DCEs meeting to attend for Hilary later. Reed, can you check in with Hannah about whether she has the material ready and if not we could see if we can get the rest ready and then it's all ready when she is – then Pip can review the rest of it now to make it quicker later.

Thanks

[IN-CONFIDENCE]

From: Reed Inwood <Reed.Inwood@hud.govt.nz>
Sent: Wednesday, April 24, 2024 2:52 PM
To: Natasha Tod <Natasha.Tod@hud.govt.nz>; Laura Miller <Laura.Miller@hud.govt.nz>
Subject: RE: Draft SLT Paper on Fast-track Approvals

Come by my desk, sure.

But, long story short - not unless Hannah has the material ready to insert.

I am sure someone (not me) can push this out on Friday...

Reed Inwood ([he/him](#))

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Intelligence and Systems Direction
reed.inwood@hud.govt.nz | 04 832 2478
www.hud.govt.nz | 7 Waterloo Quay, Pipitea, Wellington 6011

[IN-CONFIDENCE]

From: Natasha Tod <Natasha.Tod@hud.govt.nz>
Sent: Wednesday, April 24, 2024 2:45 PM

To: Reed Inwood <Reed.Inwood@hud.govt.nz>; Laura Miller <Laura.Miller@hud.govt.nz>

Subject: RE: Draft SLT Paper on Fast-track Approvals

Hi

Pip has responded yes to my text asking if she's ok with an email rather than paper or SLT meeting.

She's also said she was hoping to get the email out this arvo? Reed, is that feasible at all (obviously with a caveat that Laura has gone home sick)? Sorry am in meeting and haven't had chance to read the emails you sent me... But will swing past your desk on my way back to L6..

[IN-CONFIDENCE]

From: Reed Inwood <Reed.Inwood@hud.govt.nz>

Sent: Wednesday, April 24, 2024 2:20 PM

To: Laura Miller <Laura.Miller@hud.govt.nz>; Natasha Tod <Natasha.Tod@hud.govt.nz>

Subject: Draft SLT Paper on Fast-track Approvals

Hi All,

Email from Bronwyn attached.

Draft SLT paper/skeleton below:

 [SLT Paper Fast-track Approvals Bill - Projects Nominated for Listing.docx](#)

I don't think we would have much issue pulling this into an email as long as we can get the mechanism/writer sorted.

Reed Inwood ([he/him](#))

Principal Policy Advisor | Planning and Infrastructure

Intelligence and Systems Direction

reed.inwood@hud.govt.nz | 04 832 2478

www.hud.govt.nz | 7 Waterloo Quay, Pipitea, Wellington 6011

[IN-CONFIDENCE]

Kevin Eames

From: Pip Fox
Sent: Friday, 26 April 2024 3:00 pm
To: Jessica Garland; Natasha Tod; Laura Miller
Subject: FW: Action required: SLT endorsement re Fast Track Approvals application

Kia ora koutou,

Thanks for all your work on this issue.
Below is the email that I've sent SLT.
Will be in touch if I receive any questions.

Ngā mihi
Pip

[IN-CONFIDENCE]


From: Pip Fox
Sent: Friday, April 26, 2024 2:57 PM
To: DL - Senior Leadership Team (SLT) <SLT@hud.govt.nz>
Cc: Lynda Edney <Lynda.Edney@hud.govt.nz>
Subject: Action required: SLT endorsement re Fast Track Approvals application

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Action required: Please respond via return email to the **recommendations** below **by COB Tuesday 30 April 2024**.

Projects to apply for Fast Track listing

Subsequent to briefing  [HUD2024-003706](#), further consideration has been given to HUD and KO housing development projects that may be suitable for the FTA process.

HUD is proposing to submit an application for the **Carrington Residential Development**. Carrington has previously used the COVID fast track process for six applications, four have been approved and two are in progress.

There is also consideration being given as to whether an application should be submitted for the **MIT site**. Land Acquisition and Development have work underway (due early next week) which will assist with determining whether HUD will submit for a listing in Schedule 2 or a later referral. Therefore, the recommendation is only seeking an endorsement in principle.

Recommendations:

The following is sought from SLT:

1. **Endorse** an application being made by HUD for the Land for Housing for the **Carrington Residential Development** to be listed in Schedule 2 of the FTA Bill, subject to further work finalising the application and confirming suitability.
2. **Note** that HUD has Treaty of Waitangi obligations that means the Carrington development is being led by the three Rōpū.
3. **Endorse** in principle an application being made for **MIT site** for either listing in Schedule 2 or later referral, subject to further work underway.

4. **Note** that applications are likely for the developments at **Tara Road** and **Bisset Road** and that these will be developer-lead
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6. **Note** that due to the pace of work required to meet 3 May application deadline, decisions to progress FTA listing for these proposals are subject to change.

Background

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Fast-track projects – listed in the legislation

There are 3 pathways for accessing fast track consenting process: Two of these pathways require listing of projects in Schedule 2 of the Bill.

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2. A project listed in Schedule 2B has been determined to have significant regional or national benefits. It requires a referral decision from Ministers to access fast track process and this listing must be taken into account by Ministers.
3. The Bill also allows for later requests for referral to be made via the relevant agency.

On 3 April the Ministers of Regional Development and RMA Reform [opened applications](#) for inclusion in Schedule 2 of the legislation.

Applications must be submitted by 3 May via a portal on MfE’s website. A [Fast Track Advisory Group](#) will then advise responsible Ministers on which projects should be listed in the Bill (via SOP after Select Committee has reported back).

Happy to discuss.

Ngā mihi
Pip

Pip Fox (she/her)

Deputy Chief Executive
System Delivery & Performance

Pip.Fox@hud.govt.nz | Mobile: s 9(2)(a)

www.hud.govt.nz | Level 9, 7 Waterloo Quay, Wellington 6011



He kāinga ora, he hapori ora - our purpose is thriving communities where everyone has a place to call home.

From: [Jo Hogg](#)
To: [Pip Fox](#); [DL - Senior Leadership Team \(SLT\)](#)
Cc: [Lynda Edney](#)
Subject: RE: Action required: SLT endorsement re Fast Track Approvals application
Date: Monday, 29 April 2024 8:23:43 am
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image007.png](#)
[image009.png](#)
[image013.png](#)
[image014.jpg](#)
[image015.jpg](#)
[image016.png](#)

Mōrena

Thanks for the email below and the heads up last week. Comments in red.

The following is sought from SLT:

1. **Endorse** an application being made by HUD for the Land for Housing for the **Carrington Residential Development** to be listed in Schedule 2 of the FTA Bill, subject to further work finalising the application and confirming suitability. **Endorsed**
 2. **Note** that HUD has Treaty of Waitangi obligations that means the Carrington development is being led by the three Rōpū. **Noted**
 3. **Endorse** in principle an application being made for **MIT site** for either listing in Schedule 2 or later referral, subject to further work underway. **Endorse noting comment last week s 9(2)(j)**
 4. **Note** that applications are likely for the developments at **Tara Road** and **Bisset Road** and that these will be developer-lead **Noted**
 5. **Note** that Kainga Ora is unlikely to make applications for the LSPs in Auckland, but Auckland Council may consider the process for some key infrastructure in Māngere. **Noted**
 6. **Note** that due to the pace of work required to meet 3 May application deadline, decisions to progress FTA listing for these proposals are subject to change. **Noted**
-

[IN-CONFIDENCE]


From: Pip Fox <Pip.Fox@hud.govt.nz>
Sent: Friday, April 26, 2024 2:57 PM
To: DL - Senior Leadership Team (SLT) <SLT@hud.govt.nz>
Cc: Lynda Edney <Lynda.Edney@hud.govt.nz>
Subject: Action required: SLT endorsement re Fast Track Approvals application

Kia ora koutou,

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Recommendations:

The following is sought from SLT:

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3. The Bill also allows for later requests for referral to be made via the relevant agency.

On 3 April the Ministers of Regional Development and RMA Reform [opened applications](#) for inclusion in Schedule 2 of the legislation.

Applications must be submitted by 3 May via a portal on MfE’s website. A [Fast Track Advisory Group](#) will then advise responsible Ministers on which projects should be listed in the Bill (via SOP after Select Committee has reported back).

Happy to discuss.

Ngā mihi

Pip

Pip Fox ([she/her](#))

Deputy Chief Executive

System Delivery & Performance

Pip.Fox@hud.govt.nz | Mobile: **s 9(2)(a)**

www.hud.govt.nz | Level 9, 7 Waterloo Quay, Wellington 6011

From: [Jessica Garland](#)
To: [Pip Fox](#)
Cc: [Natasha Tod](#); [Laura Miller](#)
Subject: RE: Action required: SLT endorsement re Fast Track Approvals application - MIT submission
Date: Monday, 29 April 2024 5:41:54 pm
Attachments: [image001.png](#)
[image005.png](#)
[image007.png](#)
[image009.png](#)
[image011.jpg](#)
[image015.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image013.jpg](#)

Kia ora Pip

I have now met with the HUD team and our external consultants on which route fast-track route MIT is suited for i.e Schedule 2 or later referral.

Our recommendation is to go for schedule 2 for the following reasons:

1. We have good content for the application (based on previous work for Plan Change 78)
i.e. we have the level of content expected for a schedule 2 submission, including:
 - Civil and geotech reports
 - High level concepts including what type of urban form
 - Bulk and location
 - Yield
 - Floor plates/apartments designs
2. This also includes considerations for end-use on both sites such which satisfies my question on ensuring there is flexibility for any further urban planning
 - North site - apartment and terraces
 - South site - mixed use (i.e. possibility of retail)

s 9(2)(j)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

4. There may be a two-year lapse date – the team considers this also not be an issue as this would still provide enough time for HUD to either sell the site or work with a developer) as per normal timelines after MfE submission/approval

In all, my recommendation would be for a schedule 2 submission on Thursday as we have all the necessary planning documentation and it is low risk for HUD to lead the process at this stage. In addition, Plan Change 78 is unlikely to be decided before March 2026, although we are seeking for Otara to be considered a 'discreet topic' ahead of that long horizon.

Let me know if you'd like anything further.

Jessica

[IN-CONFIDENCE]

From: Pip Fox <Pip.Fox@hud.govt.nz>
Sent: Friday, April 26, 2024 3:00 PM
To: Jessica Garland <Jessica.Garland@hud.govt.nz>; Natasha Tod <Natasha.Tod@hud.govt.nz>; Laura Miller <Laura.Miller@hud.govt.nz>
Subject: FW: Action required: SLT endorsement re Fast Track Approvals application

Kia ora koutou,
Thanks for all your work on this issue.
Below is the email that I've sent SLT.
Will be in touch if I receive any questions.
Ngā mihi
Pip

[IN-CONFIDENCE]

From: Pip Fox
Sent: Friday, April 26, 2024 2:57 PM
To: DL - Senior Leadership Team (SLT) <SLT@hud.govt.nz>
Cc: Lynda Edney <Lynda.Edney@hud.govt.nz>
Subject: Action required: SLT endorsement re Fast Track Approvals application

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The following is sought from SLT:

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Happy to discuss.

Ngā mihi

Pip

Pip Fox ([she/her](#))

Deputy Chief Executive

System Delivery & Performance

Pip.Fox@hud.govt.nz | Mobile: s 9(2)(a)

www.hud.govt.nz | Level 9, 7 Waterloo Quay, Wellington 6011

Graphical user interface, website? ? Description automatically generated



Kevin Eames

From: Te Rau Kupenga
Sent: Tuesday, 30 April 2024 11:39 am
To: Jo Hughes; Jo Hogg; Pip Fox; DL - Senior Leadership Team (SLT)
Cc: Lynda Edney
Subject: RE: Action required: SLT endorsement re Fast Track Approvals application

Me too, Pip.

Nga mihi,
Te Rau

[IN-CONFIDENCE]

From: Jo Hughes <Jo.Hughes@hud.govt.nz>
Sent: Monday, April 29, 2024 6:10 PM
To: Jo Hogg <Jo.Hogg@hud.govt.nz>; Pip Fox <Pip.Fox@hud.govt.nz>; DL - Senior Leadership Team (SLT) <SLT@hud.govt.nz>
Cc: Lynda Edney <Lynda.Edney@hud.govt.nz>
Subject: Re: Action required: SLT endorsement re Fast Track Approvals application

Thanks Pip. Given I have no knowledge of these sites, happy to defer to colleagues who do!

Jo

Get [Outlook for iOS](#)

[IN-CONFIDENCE]

From: Jo Hogg <Jo.Hogg@hud.govt.nz>
Sent: Monday, April 29, 2024 8:23:39 AM
To: Pip Fox <Pip.Fox@hud.govt.nz>; DL - Senior Leadership Team (SLT) <SLT@hud.govt.nz>
Cc: Lynda Edney <Lynda.Edney@hud.govt.nz>
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Happy to discuss.


Ngā mihi
Pip

Pip Fox (she/her)

Deputy Chief Executive

System Delivery & Performance

Pip.Fox@hud.govt.nz | Mobile: s 9(2)(a)

 www.hud.govt.nz | Level 9, 7 Waterloo Quay, Wellington 6011



Kāinga Ora - Urban Development and Planning Committee

Paper no:	X.X Board Advisor to insert
Meeting date:	18 June 2024
DCE:	Hayley Fitchett Acting GM Urban Planning and Design s 9(2)(a)
Paper author:	Rob Graham Chief Advisor s 9(2)(a)
Business Group:	Strategy, Finance and Policy
Title:	UPDATE ON THE FAST-TRACK APPROVALS BILL

Purpose

1. This paper provides an update on the Fast-track Approvals (FTA) bill and sets out why we do not propose to use the FTA consenting provisions at this time.

Recommendations

2. It is recommended that the Committee:

- a) **Note** that in February 2024, the Committee considered a paper on the FTA bill and the potential for Kāinga Ora to use the new FTA consenting processes for three large-scale projects in Auckland and one project in Kaikohe.
- b) **Note** that for these projects, we have assessed whether to use the new FTA bill consenting processes or to continue with consenting processes under the Resource Management Act.
- c) **Note** that for the three large-scale projects in Auckland we think it is more appropriate to continue with consenting processes under the RMA, but that for future large-scale projects the new FTA consenting processes may be a more appropriate option.
- d) **Note** that Kāinga Ora assisted Te Hau Ora o Ngapuhi in preparing information to support its submission for fast-track approval for its development project in Kaikohe.

Background

- 3. In January-February this year we worked with internal stakeholders and HUD to identify significant projects that may benefit from a new consenting pathway which will become available through the Fast-Track Approvals (FTA) bill. Three large-scale projects (LSPs) in Auckland – in Tamaki, Mount Roskill, and Mangere – were identified as potential projects.
- 4. In February we updated the Board on the FTA bill and the potential of the new FTA consenting pathway for these three LSPs, plus a development project in Kaikohe in Northland. At that time a number of policy details were still to be resolved and the draft FTA bill was not yet available. The draft bill became available in March and the information requirements for any development project submitted to the FTA Expert Advisory Group became available in April. We now have greater clarity about detailed aspects of the bill and further details about the application process.
- 5. With this more detailed understanding of what the FTA bill involves, we have reassessed the relative merits of submitting these three Auckland LSPs and the Kaikohe project through the FTA consenting process versus the existing consenting process under the Resource Management Act.
- 6. We now consider that neither business-as-usual neighbourhood works within these three LSPs, or the whole precincts themselves, would be suitable for the FTA process.

Assessment of alternative consenting pathways

7. The rationale for Kāinga Ora not submitting the three Auckland LSPs using the FTA process are set out below:

- Our experience indicates that a number of constraints can affect the pace of delivery of LSPs. In particular, the level of certainty around long-term funding, and also aligning the sequencing of infrastructure delivery with other agencies are key factors affecting the pace of delivery. Other constraints also often affect the pace of delivery, including council processes, such as bylaw and engineering plan approval requirements. However, these council processes are not within the scope of the FTA bill.
- For future large-scale developments, we expect the FTA process would help to streamline consenting processes. However, for the three Auckland LSPs which are already progressing through existing RMA processes, we think that continuing with business-as-usual consenting under the RMA is sufficient.
- Some significant infrastructure projects relevant for these LSPs and the associated required consents are the responsibility of other organisations e.g. Auckland Council and CCOs. This includes two key infrastructure projects led by Auckland Council / Healthy Waters: the Walmsley and Tennessee culvert projects. Kāinga Ora will offer support to the Council in its application under the FTA process, where appropriate to do so.
- The three Auckland LSPs include programmes of smaller work rather than solely large individual projects. If the FTA consenting process were pursued, this would involve a significant amount of administrative work for a relatively large number of small consents within a relatively short timeframe.
- The three Auckland LSPs contain packages of smaller projects that are intentionally sequenced over time. Some consent applications are already well advanced and are ready to lodge; others will be ready in 3-6 months, and then in stages after that. Using the FTA consenting process may add a degree of uncertainty for the planned project timelines as some projects may need to be held back from 'delivery' to await prospective FTA approval, and others would need to be brought forward in advance of when delivery would occur. Continuing with the planned BAU approach will allow for resourcing to be apportioned at the right time to the right project.

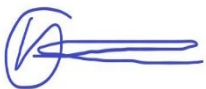
- Kāinga Ora legislation requires engagement with communities. Unlike private developers, Kāinga Ora has a set of Operating Principles under section 14 of the Kāinga Ora – Homes and Communities Act related to partnering and engagement requirements for its urban development activities. While the three Auckland LSPs have been well signalled and supported by communities, these engagement requirements would still apply on an ongoing basis i.e. in relation to engagement requirements, Kāinga Ora would not benefit from the FTA processes in the same way that other developers would benefit.

Kaikohe project

8. Te Hau Ora o Ngapuhi (THOON) is using the FTA consenting process for a development project on land that it owns on Bisset Road in Kaikohe, Northland. THOON is progressing a parallel approach by continuing with consent approvals through existing RMA processes, while also applying for approvals through the FTA process.
9. Kāinga Ora has a memorandum of understanding with THOON that is focused on advancing the project. Kāinga Ora might buy or lease some of the homes and have supported THOON to develop the project to this point.
10. Kāinga Ora assisted in preparing some of the information required by THOON to submit their application for fast-track approval (initially, for consideration by the FTA Expert Advisory Group) by the deadline of 3 May 2024.

Attachment

11. There are no attachments to this paper.



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